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1 AMENDMENT TO SENATE BILL 1213

2 AMENDMENT NO. _____. Amend Senate Bill 1213 by replacing
3 everything after the enacting clause with the following:

4 "Section 5. Exchange of real estate between the State and
5 Central Station Development Corp.

6 (a) The City of Chicago desires that the State of Illinois
7 exchange certain real estate with the Central Station
8 Development Corporation or its assigns in furtherance of the
9 City's Near South Redevelopment Project Area, and the State has
10 determined that the improved real estate which will be
11 transferred to the State will be of equal or greater value than
12 the real estate owned by the State.

13 (b) Central Station Development Corp. owns the following
14 described real estate:

15 PARCEL 3: THAT PART OF THE LANDS OF THE ILLINOIS
16 CENTRAL RAILROAD COMPANY IN FRACTIONAL SECTION 22,
17 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
18 MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON
19 THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD AT THE
20 INTERSECTION OF SAID LINE WITH THE NORTHERLY LINE OF THE
21 23RD STREET VIADUCT, SAID NORTHERLY LINE BEING 60 FEET
22 (MEASURED PERPENDICULARLY) NORTHERLY OF AND PARALLEL WITH
23 THE CENTER LINE OF THE EXISTING STRUCTURE; THENCE NORTH
24 16°37'38" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE,
25 1500.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH

1 73°22'22" EAST PARALLEL WITH SAID NORTHERLY LINE OF THE
2 23RD STREET VIADUCT, A DISTANCE OF 34.35 FEET; THENCE
3 NORTHEASTERLY 119.35 FEET ALONG THE ARC OF A CIRCLE CONVEX
4 TO THE NORTHWEST, HAVING A RADIUS OF 333.31 FEET AND WHOSE
5 CHORD BEARS NORTH 21°58'42" EAST 118.71 FEET; THENCE NORTH
6 32°14'12" EAST 54.17 FEET; THENCE NORTHWESTERLY 111.71
7 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE EAST, HAVING A
8 RADIUS OF 5738.60 FEET AND WHOSE CHORD BEARS NORTH
9 18°37'46" WEST 111.71 FEET; THENCE NORTH 19°11'14" WEST,
10 42.93 FEET; THENCE NORTH 90°00'00" WEST, 50.32 FEET; THENCE
11 SOUTH 00°00'00" WEST, 176.86 FEET; THENCE NORTH 90°00'00"
12 WEST, 46.64 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE
13 LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY; THENCE
14 SOUTH 16°42'49" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE
15 OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY,
16 76.91 FEET TO THE NORTH LINE OF VACATED EAST CULLERTON
17 STREET; THENCE SOUTH 16°37'38" EAST, ALONG THE WESTERLY
18 RIGHT OF WAY LINE OF THE LANDS OF THE ILLINOIS CENTRAL
19 RAILROAD COMPANY, AFORESAID, 64.31 FEET TO THE POINT OF
20 BEGINNING, IN COOK COUNTY, ILLINOIS. CONTAINING 23,621
21 SQUARE FEET OR 0.5423 ACRES MORE OR LESS.

22 (c) The State of Illinois owns the following described real
23 estate, which is under the control of the Department of
24 Military Affairs:

25 PARCEL 1: LOTS 15, 16 AND 17 AND THAT PART OF LOT 18 IN
26 BLOCK 11 OF CULVER AND OTHERS SUBDIVISION OF THE SOUTHWEST
27 QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF
28 THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT AND
29 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON THE
30 WESTERLY LINE OF SAID LOT 18 AT A POINT 42.01 FEET NORTH OF
31 THE NORTH LINE OF VACATED EAST CULLERTON STREET, AS
32 MEASURED ALONG THE EAST LINE OF SOUTH CALUMET AVENUE;
33 THENCE NORTH 00°04'52" WEST, ALONG THE EAST LINE OF SOUTH
34 CALUMET AVENUE, 31.64 FEET TO THE POINT OF BEGINNING;

1 THENCE NORTH 00°04'52" EAST, ALONG THE EAST LINE OF SOUTH
2 CALUMET AVENUE, 175.27 FEET TO THE NORTHWEST CORNER OF LOT
3 15, AFORESAID; THENCE SOUTH 89°59'54" EAST, ALONG THE NORTH
4 LINE OF LOT 15, AFORESAID, 53.61 FEET TO THE WESTERLY RIGHT
5 OF WAY LINE OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD
6 COMPANY; THENCE SOUTH 16°42'49" EAST, ALONG THE WESTERLY
7 RIGHT OF WAY LINE OF THE LANDS OF THE ILLINOIS CENTRAL
8 RAILROAD COMPANY, 182.99 FEET; THENCE NORTH 90°00'00"
9 WEST, 106.49 FEET TO THE POINT OF BEGINNING, IN COOK
10 COUNTY, ILLINOIS. CONTAINING 14,030 SQUARE FEET OR 0.3221
11 ACRES, MORE OR LESS.

12 (d) The Adjutant General, on behalf of the State of
13 Illinois and the Department of Military Affairs, shall convey
14 by quit claim deed all right, title, and interest of the State
15 of Illinois and the Department of Military Affairs in and to
16 the real estate described in subsection (c) to Central Station
17 Development Corp. upon Central Station Development Corp.
18 conveying by quit claim deed to the State of Illinois the fee
19 simple title in and to the real estate described in subsection
20 (b). This conveyance is contingent, however, on the following
21 conditions: Central Station Development Corporation has
22 completed all required construction of the new parking lot and
23 driveway in accordance with drawings and specifications
24 approved by the Department of Military Affairs; the Office of
25 the Attorney General has approved title to the property to be
26 conveyed to the State; Central Station Development Corporation
27 has provided a Phase I environmental report, prepared in
28 accordance with ASTM1527 standards, which documents that its
29 real estate contains no environmental conditions unacceptable
30 to the State; Central Station Development Corporation has
31 complied with all environmental requirements of the Illinois
32 Environmental Protection Agency concerning any construction
33 work done on the State's parcel; Central Station Development
34 Corporation undertakes to indemnify/hold harmless the State

1 from and against any and all damages and liabilities, including
2 any claims or penalties under CERCLA and RCRA, resulting from
3 or arising out of any environmental condition existing on the
4 State's parcel at the time of Closing or which may arise after
5 Closing; Central Station Development Corporation has ensured
6 the property it conveys to the State is properly zoned; and all
7 actions required concerning the above exchange will be
8 accomplished at no cost to the State.

9 (e) The Adjutant General shall obtain a certified copy of
10 this Act from the Secretary of State within 60 days after its
11 effective date and, upon the exchange of real estate described
12 in this Section being made, shall cause the certified document
13 to be recorded in the office of the Recorder of Cook County,
14 Illinois.

15 Section 99. Effective date. This Act takes effect upon
16 becoming law.".